

1 Maureen Gaughan
2 Bankruptcy Trustee
3 PO Box 6729
4 Chandler, Az 85246
5 480-899-2036

6
7 UNITED STATES BANKRUPTCY COURT
8 DISTRICT OF ARIZONA

9 In re:

CHAPTER 7

10 RUSSELL TODD

Case No. 2-10-bk-40990-RTB

11 GERALDINE TODD

TRUSTEE'S BILL OF SALE

12 Debtors.
13

14 Maureen Gaughan, the duly appointed and qualified Chapter 7 Trustee in the above-
15 referenced action, for the sum of \$10,000.00, receipt of which is hereby acknowledged, and
16 pursuant to Trustee's Notice of Sale, as filed on the record as docket number 13, does hereby sell
17 at the April 29, 2011 sale, to Kenneth Dorbandt ("Buyer"), the bankruptcy estate's interest
18 pursuant to 11 U.S.C. § 541, in the non-exempt personal property described below.
19

20 All of Debtor Russell Todd's one-half right, title and interest in and to All of the oil,
21 gas, coal and other minerals or mineral rights including gas storage rights,
22 whether metallic or non-metallic, in and under lands described herein, with the
23 perpetual right of ingress and regress to and from said land for the purpose of
drilling, exploring, storing and mining and in every way operating for such
minerals and removing the same, in, on and under lands situated in Tioga County,
Pennsylvania, described as follows:

24 **All that certain piece, parcel or tract of land situated in the Township of**
25 **Brookfield, County of Tioga and State of Pennsylvania, bounded and**
26 **described as follows:**

27 **Bounded on the North by the public highway;**

28 **On the East by lands now or formerly of Lulu B. and Dewey W. Miller;**

1 On the South by lands now or formerly of Giles Thomas and Dorr
2 Thomas;

3 On the West by lands now or formerly of John and Rea Bush;

4 Containing 108 acres, more or less.

5 Being the same parcel and premises conveyed by Gertrude B.
6 Todd and Russell W. Todd, her husband to Otto Bacon and Myrtle
7 Bacon by deed dated April 25, 1960 and recorded in Book 303 at Page
8 421 in the recorders office of Tioga County, Pennsylvania.

9 And, being the same parcel and premises conveyed by Russell
10 W. Todd, Individually and as Executor of the Estate of Gertrude B.
11 Todd to Patricia Milne and Russell B. Todd by deed dated May 10, 1992
12 and recorded in Book 560 at Page 159 in the recorders office of Tioga
13 County, Pennsylvania.

14 The sale is "as is/where is" without representations or warranties of any kind, express or
15 implied, including, without limitation, representations of merchantability and/or fitness for any
16 particular purpose. Exhibits are for identification only and are not a representation by seller for
17 any purpose as to quantity, description, price or extension.

18 The sale is effective for all purposes as of May 2, 2011.

19 DATED this 12 day of May 2011.

20 TRUSTEE MAUREEN GAUGHAN

21 Maureen Gaughan
22 Bankruptcy Trustee
23 PO Box 6729
24 Chandler, Az 85246

25 COPY of the foregoing mailed
26 this 12 of May 2011 to:

27 United States Trustee
28 230 North First Avenue, Ste 204

1 Phoenix AZ 85003-1706

2 TODD, RUSSELL B
3 TODD, GERALDINE
4 10925 W. SEQUOIA DR.
5 SUN CITY, AZ 85373 *Debtor*

6 Kenneth Dorbandt
7 PO Box 6111
8 San Antonio, TX 78209
9 Buyer

10 Novus Operating LLC
11 721 Justin Road Ste 101
12 Rockwell, Texas 75087

13 Victory Energy Corp
14 220 Airport Road
15 Indiana, PA 15701

16 Novus Operating LLC
17 2963 Ruger Drive
18 Royse City, Tx 75189

19 Judith Metcalf
20 821 Brookfield Road
21 Westfield PA 16950

22 Patricia Milne
23 104 Hefner Drive
24 Webster, NY 14580